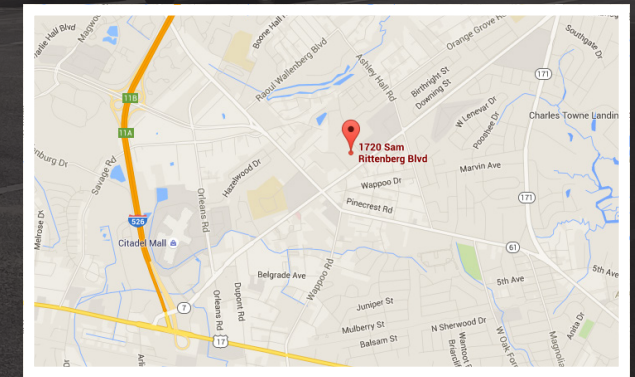


AVAILABLE - FOR LEASE VILLAGE SQUARE III

1720 SAM RITTENBERG BLVD. CHARLESTON, SC 29407

RETAIL SPACE



Nearby retailers include



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Trey Lucy
trey.lucy@belklucy.com
(843) 606-5455 — direct office
(843) 566-2867 — mobile

AND

Kevin Shields
kevin.shields@belklucy.com
(843) 936-1715 — direct office
(843) 593-7119 — mobile



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for Village Square III, which is ideally located on well travelled Sam Rittenberg Blvd in the heart of West Ashley. This center has excellent visibility and signage opportunities, convenient access, ample parking. Co-tenants include Family Dollar, Charleston County, Plato's Closet and more.

AREA DESCRIPTION

West Ashley is located west of the Charleston peninsula, bordered by the Ashley River and the Intracoastal Waterway. West Ashley is the oldest suburb in Charleston and the closest to the peninsula. This vibrant district of the city is home to an abundance of natural beauty and several of the area's historic plantations and landmarks. This burgeoning community boasts inviting neighborhoods and a diverse selection of retailers and restaurants. The population in the Charleston, SC, MSA has recently exceeded 800,000 and is expected to hit over a million people within the next few years. With that said, much of the future development is expected to happen in West Ashley and the City of Charleston is focused on enhancing this area by supporting commercial redevelopments.

LEASING OPPORTUNITIES

Unit E	20,000 sf	\$15.00/sf NNN
CAM, Taxes, and Ins. (est.)		\$3.70/sf

DEMOGRAPHICS (3-MILE)

Population	55,268
Households	24,459
Avg. HH Income	\$88,151
Traffic Count	26,500 VPD

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SITE PLAN

Village Square III Shopping Center
 1720 Sam Rittenberg Blvd.
 Charleston, SC 29407

44,000 Square Feet

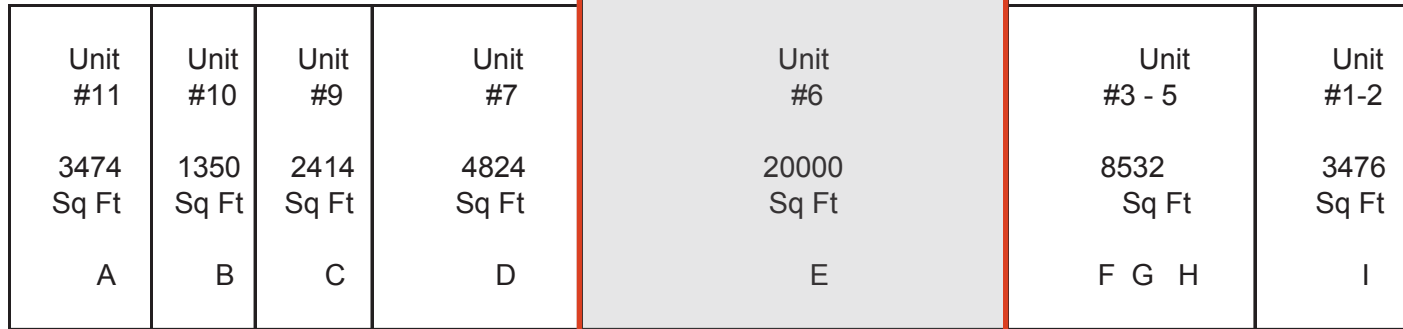
**RETAIL AVAILABLE:
 20,000 SF**

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SAM RITTENBERG BLVD.

- | | | | |
|---|-------------------|-------|------------------|
| A | Charleston County | D | Plato's Closet |
| B | LeSalon | E | AVAILABLE |
| C | \$2.99 Cleaners | F - I | Family Dollar |

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